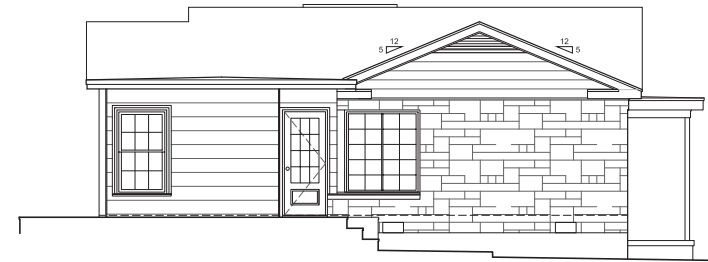
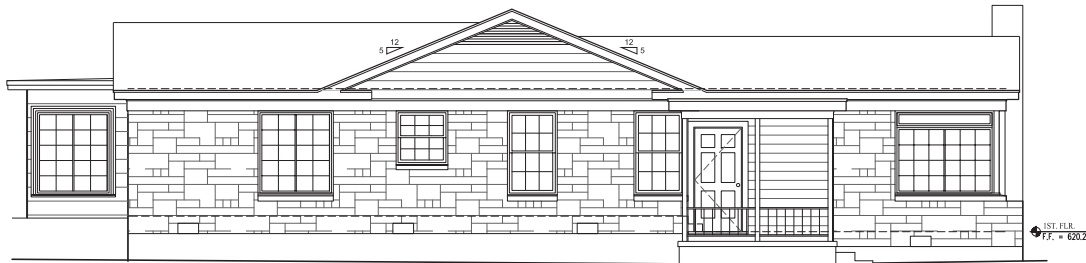


1ST FLR
FF. = 620.25

EXISTING
EAST ELEVATION 1/4" = 1'-0" 4

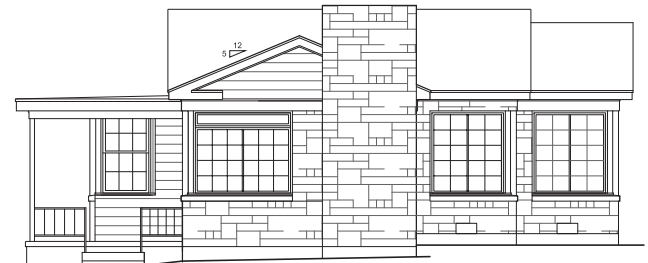


EXISTING
WEST ELEVATION 1/4" = 1'-0" 3



1ST FLR
FF. = 620.25

EXISTING
SOUTH ELEVATION 1/4" = 1'-0" 2



EXISTING
NORTH ELEVATION 1/4" = 1'-0" 1

AS - BUILT DRAWINGS

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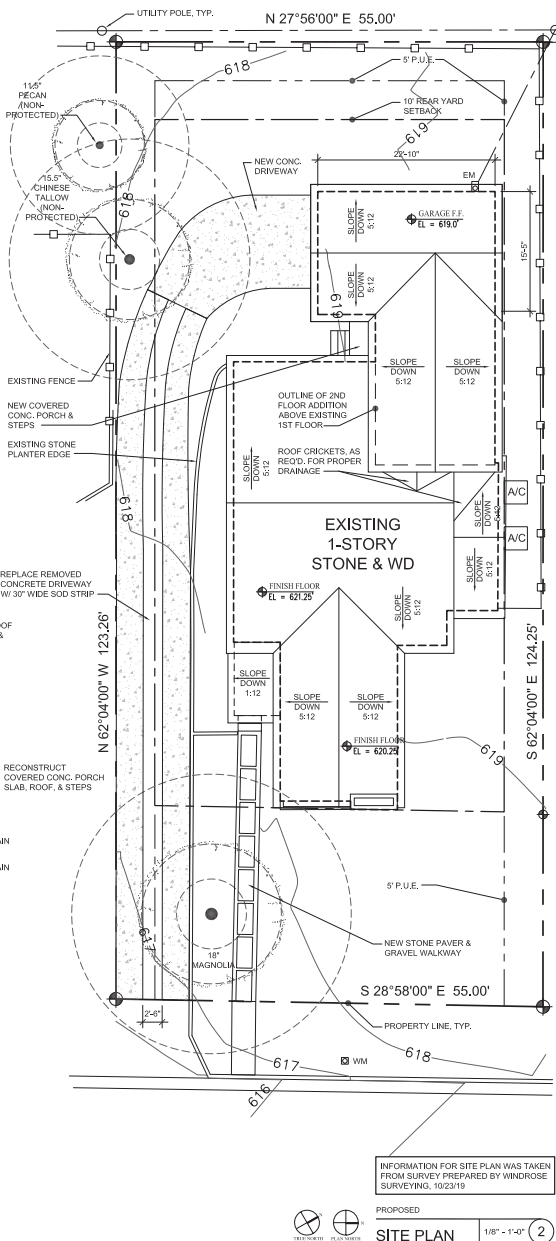
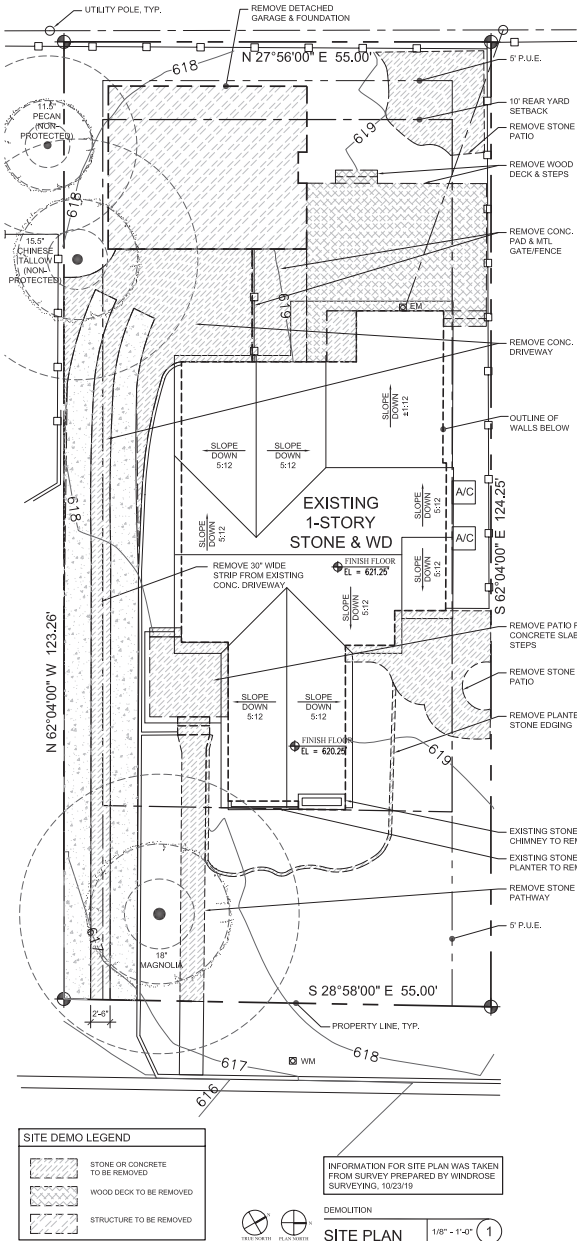
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TX-REG. NO. 23691

REVISIONS	
JOB NO.	1909
DATE	DEC. 19, 2019
TITLE	AS-BUILT ELEVATIONS - MAIN HOUSE
SHEET	AB201



SITE DEVELOPMENT CALCULATIONS				
	EXISTING SF	NEW/ADDED SF	EXEMPTION	TOTAL SF
TOTAL LOT:	6,807	0	0	6,807
A) FIRST FLOOR CONDITIONED:	1580	27	N/A	1607
B) SECOND FLOOR CONDITIONED:	0	656	656	
C) THIRD FLOOR CONDITIONED:	0	0	N/A	0
D) BASEMENT:	0	0	0	0
E) ATTACHED COV. PARKING (GARAGE OR CARPORT):	0	358	358	
F) DETACHED COV. PARKING (GARAGE OR CARPORT):	532	-532	0	0
G) COVERED WOOD DECKS (COUNT AT 75%):	0	0	0	0
H) COVERED PORCH/PATIO:	125	-51	74	
I) BALCONY:	N/A	N/A	N/A	N/A
J) OTHER (STORAGE UNDER STAIRS):	N/A	N/A	N/A	N/A
TOTAL BLDG AREA (TBA, TOTAL A THROUGH J):	2237	458	2695	
TOTAL BLDG COV. (TBC, SUBTRACT B, C, D, I FROM TBA):	2237	-198	2039	
K) DRIVEWAY:	1149	-284	865	
L) SIDEWALK & STEPS:	122	-40	82	
M) UNCOVERED PATIO:	430	-430	0	0
N) UNCOVERED WOOD DECKS & STEPS (COUNTED AT 50%):	209	-209	0	0
O) AC PAD OR OTHER CONC. FLATWORK:	9	9	18	
P) OTHER (RETAINING WALLS):	64	-25	39	
TOTAL SITE IMPERVIOUS COV. (ADD TBC + K THROUGH P):	4220	-1177	3043	
Q) POOL:	N/A	N/A	N/A	N/A
R) SPA:	N/A	N/A	N/A	N/A
TOTAL BUILDING COVERAGE (% OF LOT):	32.86 %		29.95 %	
TOTAL IMPERVIOUS COVER (% OF LOT):	62.00 %		44.70 %	

GROSS FLOOR AREA & RATIO (GAR) CALCS.				
	EXISTING SF	NEW/ADDED SF	EXEMPTION	TOTAL SF
TOTAL LOT:	6,807	0	0	6,807
A) FIRST FLOOR CONDITIONED:	1580	27	N/A	1607
B) SECOND FLOOR CONDITIONED:	0	656	656	
C) THIRD FLOOR CONDITIONED:	0	0	N/A	0
D) AREA W/ CEILINGS >15':	0	0	0	0
E) GROUND FLOOR PORCH:	125	-45	-77	
F) BASEMENT:	0	0	0	0
G) ATTIC:	0	0	0	0
H) GARAGE - ATTACHED:	0	358	-200	158
I) GARAGE - DETACHED:	532	-532	0	0
J) CARPORT - ATTACHED:	0	0	0	0
K) CARPORT - DETACHED:	0	0	0	0
L) ACCESSORY BUILDING(S):	0	0	0	0
TOTAL:	2237	461	-277	2421
TOTAL GROSS FLOOR AREA:				35.57 %

INDEX OF DRAWINGS

ARCHITECTURAL

- G000 COVER SHEET & SITE PLAN
- D101 DEMOLITION FLOOR PLAN
- A101 PROPOSED 1ST & 2ND FLOOR PLANS
- A201 PROPOSED EXT. ELEVATIONS: EAST & WEST
- A202 PROPOSED EXT. ELEVATIONS: NORTH & SOUTH
- A301 INTERIOR ELEVATIONS, CONT'D.
- A302 INTERIOR ELEVATIONS, CONT'D.
- A303 INTERIOR ELEVATIONS, CONT'D.

NOT INCLUDED IN THIS SUBMISSION PACKAGE

PROJECT DATA

SCOPE OF WORK

OCCUPANCY TYPE: SF-3NP RESIDENTIAL

REMOVE EXISTING DETACHED GARAGE, FRONT PORCH AND SITE IMPROVEMENTS AS NOTED ON SITE PLAN. ADD 27 SF TO 1ST FLOOR OF EXISTING 1-STORY RESIDENCE. ADD 656 SF 2ND STORY ADDITION; ADD 358 SF ATTACHED GARAGE ADDITION; RECONSTRUCT FRONT PORCH; RENOVATE INTERIOR.

OWNER

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ARCHITECT

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STRUCTURAL ENGINEER

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T: 512.457.0344
pdg@pdgenr.com

SYMBOLS LEGEND

Center Line	Door Type
Window Type	Bldg. Elevation Key
Interior Elevation Key	Detail Key
Detail Section	Broken Section

MATERIALS LEGEND

Earth/Compact Fill	Rough Wood
Gravel Fill	Blending
Sand Fill	Finish Wood
Concrete	Plywood
Block	Gypsum Board
CMU	Metal Lath and Plaster
Glass	Rigid Insulation
Glass Block	Thermal Batt Insulation
Steel	Acoustic Batt Insulation
Membrane	Sprayed Insulation
Ceramic Tile	Existing, Where Noted

ABBREVIATIONS

PLUMBING	DIAMETER
A/C	AIR CONDITIONER
AFB	ABOVE FINISHED FLOOR
ANU	AUTHORITY HAVING JURISDICTION
CABL	CABINETS
CGLD	Ceiling
CONC.	CONCRETE
CON	DOWN
ELEV.	ELEVATOR
EQUP.	EQUIPMENT
EXST.	EXISTING
FIN.	FINISHES
FLO.	FLOOR
FR	FRAMES
GEN.	GENERAL
MEC.	MECHANICAL
MIS.	MISCELLANEOUS
ORIG.	ORIGINAL
S.S.	STAINLESS STEEL
TYP.	TYPICAL
WALL	WALLS
WD.	WOOD

NOTE: CONTRACTOR SHALL VERIFY WITH ARCHITECT FOR ANY ABBREVIATION NOT LISTED.

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REVISIONS

NO.	DATE	DESCRIPTION
1	JULY 26, 2020	

JOB NO. 1909

TITLE
COVER SHEET &
SITE PLAN & SITE
CALCULATIONS

SHEET
G000

SUBMITTALS

GENERAL CONTRACTOR TO PROVIDE THE FOLLOWING SUBMITTALS TO THE OWNER AND/OR ARCHITECT PRIOR TO ORDERING OR FABRICATING:
1. DOOR & WINDOW SHOP DRAWINGS OR SPEC SHEETS.
2. MILLWORK & CABINETRY SHOP DRAWINGS.
3. PAINT SAMPLES, 4"X 4" SQUARE (WALLS) OR AS MATERIAL ALLOWS.
4. ELECTRICAL & LIGHTING FIXTURES SPEC SHEETS (CONTRACTOR PROVIDED FIXTURES).
5. PLUMBING FIXTURES SPEC SHEETS (CONTRACTOR PROVIDED FIXTURES ONLY).
6. MECHANICAL SYSTEM SPEC SHEETS.

ELEMENT	MATERIAL
FOUNDATION	EXISTING & NEW PIER & BEAM: SLAB ON GRADE @ GARAGE, RE: STRUCT. DWGS.
FRAMING, WALLS	2X4 WD. FRAMING TYP., 2X6 @ PLUMB. WALLS, RE: PLANS
FRAMING, FLOORS	WD. TRUSSES, RE: STRUCT. DWGS. FOR SIZE/SPACING
FRAMING, ROOF	WD. FRAMING, RE: STRUCT. DWGS. FOR SIZE/SPACING
SHEATHING, WALLS	7/16" ZIP-SYSTEM SHEATHING
DECKING, FLOORS	1 1/8" T&G FLOORING
DECKING, ROOF	RE: STRUCT. DWGS.
WATER-RESISTIVE BARRIER	INTERGRAL WATERPROOF ZIP SYSTEM; TAPE PER MANUF. INSTRUCTIONS
INSULATION	WALLS: R19 FULL CAVITY BATT INSULATION ROOF DECK: R25 MIN. OPEN CELL SPRAY FOAM
WALL FINISH, EXTERIOR	EXISTING MASONRY (LIMESTONE, RANDOM ASHLAR PATTERN) & WD. SIDING @ COVERED PORCH TO REMAIN; CLEAN AND/OR REPAINT, NEW SIDING @ ADDITION & GARAGES; HARDIE SMOOTH COLONIAL DUTCH LAP SIDING, RE: EXT. ELEVATIONS FOR LOCATIONS
TRIM, EXTERIOR	HARDIE SMOOTH TRIM BOARDS, RE: EXT. ELEVATIONS
ROOFING	30 YEAR COMP. SHINGLE ROOFING
ROOF WATERPROOFING	GRACE ICE & WATER SHIELD
WINDOWS	RE: WINDOW SCHEDULE & NOTES FOR LOCATIONS & DETAILED SPECIFICATIONS
DOORS, EXTERIOR	RE: WINDOW SCHEDULE & NOTES FOR LOCATIONS & DETAILED SPECIFICATIONS
FLOORING, GENERAL	RE: ROOM & MATERIAL FINISH SCHEDULES
FLOORING, BATHS	RE: ROOM & MATERIAL FINISH SCHEDULES
WALL FINISH, INTERIOR	GYPSUM BOARD, LIGHT SAND TEXTURE
CEILINGS	GYPSUM BOARD, LIGHT SAND TEXTURE
TILE, BATH	RE: ROOM & MATERIAL FINISH SCHEDULES
TRIM, BASEBOARDS	MATCH EXISTING
TRIM, CASINGS	MATCH EXISTING
DOORS, INTERIOR, NEW	MATCH EXISTING SOLID WOOD; PREP & PAINT
DOORS, INTERIOR, EXISTING	TWO-PANEL SOLID WOOD; PREP & PAINT
DOOR HARDWARE, EXTERIOR	T.B.D.
DOOR HARDWARE, INTERIOR	T.B.D.
CABINETRY	FULL OVERLAY, SHAKER, RE: INTERIOR ELEVATIONS
COUNTERTOPS	RE: ROOM & MATERIAL FINISH SCHEDULES
CABINETRY HARDWARE	PER OWNER

WINDOWS & DOORS - NOTES & SPECIFICATIONS

WINDOWS:
A. GENERAL:
1. INSTALL WINDOWS WITH FLASHING, INSULATION & SEALANT AS RECOMMENDED BY MANUF.
2. ALL WINDOWS SHALL BE TEMPERED WHERE INDICATED ON THE ARCHITECTURAL PLANS, WHERE NOT INDICATED, WINDOWS SHALL BE TEMPERED WHERE REQUIRED BY CODE.
3. PROVIDE FALL PREVENTIVE HARDWARE AT OPERABLE WINDOWS WITH SILLS LOCATED LESS THAN 24" ABOVE THE FINISH FLOOR, AT LOCATIONS GREATER THAN 30" ABOVE GRADE.
4. ALL SLEEPING ROOMS TO HAVE AT LEAST ONE WINDOW RATED FOR EGRESS BY THE MANUFACTURER.
5. ALL WINDOWS SHALL BE COMPLIANT WITH CURRENT ENERGY CODES.
B. WINDOWS:
1. MANUFACTURER: ANDERSEN
2. STYLE (RE: SCHEDULE FOR LOCATIONS OF EACH TYPE)
a. 400 SERIES VINYL
3. EXTERIOR FINISH: WHITE
4. INTERIOR FINISH: WHITE
5. GLASS: LOWE TO MEET CODE, TEMPERED GLASS WHERE REQ'D.
6. HARDWARE: T.B.D.
7. DIVIDED LITES: RE: EXTERIOR ELEVATIONS
8. PROVIDE SCREENS @ OPERABLE WINDOWS
C. GARAGE DOORS:
1. MANUFACTURER: TRUSTILE OR APPROVED EQUAL
2. STYLE: TWO PANEL
3. MATERIAL: SOLID WOOD
4. FINISH: PAINTED UNLESS OTHERWISE NOTED, RE: INT. ELEVATIONS & DOOR SCHEDULE.
5. GLASS: N/A
6. HARDWARE: TBD
D. EXTERIOR REAR ENTRY DOOR:
1. MANUFACTURER:
2. STYLE: RE: EXTERIOR ELEVATIONS
3. MATERIAL: FIBERGLASS & GLASS
4. FINISH: PAINTED, COLOR T.B.D.
5. GLASS: LOWE TO MEET CODE, TEMPERED GLASS
6. HARDWARE: T.B.D.
E. GARAGE OVERHEAD DOOR:
1. MANUFACTURER: T.B.D.
2. STYLE: T.B.D.
3. MATERIAL: INSULATED FIBERGLASS
4. FINISH: T.B.D.
5. GLASS: N/A
6. HARDWARE: T.B.D.

WINDOW SCHEDULE

MARK	WINDOWS		TYPE	SIZE*	MATERIAL	STYLE	NOTES
	NEW	EXISTING					
1.01	•	•	A	4852	VINYL	SLIDER	1
1.02	•	•	A	4852	VINYL	SLIDER	1
1.03	•	•	B	3032	VINYL	DOUBLE-HUNG	
1.04	•	•	C	3052	VINYL	DOUBLE-HUNG	
1.05	•	•	C	3052	VINYL	DOUBLE-HUNG	
1.06	•	•	C	3052	VINYL	DOUBLE-HUNG	
1.07	•	•	D	2 - 3052	VINYL	CASEMENT	2, 3
1.08	•	•	D	2 - 3052	VINYL	CASEMENT	2, 3
1.09	•	•	D	2 - 3052	VINYL	CASEMENT	2, 3
1.10	•	•	A	4852	VINYL	SLIDER	
1.11	•	•	C	3052	VINYL	DOUBLE-HUNG	
1.12	•	•	A	4852	VINYL	SLIDER	
1.13	•	•	A	4852	VINYL	SLIDER	
1.14			NOT USED				
1.15	•		J1	2434	VINYL	CASEMENT	
1.16	•		F1	2 - 2434	VINYL	CASEMENT	
1.17	•		G	3010	VINYL	FIXED	
1.18	•		G	3010	VINYL	FIXED	
1.19	•		G	3010	VINYL	FIXED	
1.20	•		H	1844	VINYL	CASEMENT	
2.01	•		F2	2 - 2444	VINYL	CASEMENT	1
2.02	•		J2	2444	VINYL	CASEMENT	
2.03	•		K	2410	VINYL	FIXED	
2.04	•		K	2410	VINYL	FIXED	
2.05	•		F2	2 - 2444	VINYL	CASEMENT	1
2.06	•		F2	2 - 2444	VINYL	CASEMENT	1
2.07	•		F2	2 - 2444	VINYL	CASEMENT	1
2.08	•		F2	2 - 2444	VINYL	CASEMENT	1

* NOMINAL FRAME SIZE. CONTRACTOR TO VERIFY ACTUAL WINDOW SIZE, REFER TO EXTERIOR ELEVATIONS FOR LITE PATTERNS AND CASEMENT OPENING DIRECTIONS. PROVIDE REMOVABLE SCREENS AT OPERABLE WINDOWS, TYP.

NOTES: 1. EGRESS WINDOW

2. EXISTING MASONRY OPENING

3. INITIAL "REPLACEMENT" STYLE VINYL WINDOWS AT THESE LOCATIONS, EXISTING EXTERIOR MASONRY & INTERIOR WD. CASINGS TO REMAIN.

DOOR SCHEDULE

#	DOORS		CASINGS		TYPE	SIZE	THICKNESS	MATERIAL	HARDWARE SET	NOTES
	NEW	EXISTING	NEW	EXISTING						
101	•	•	•	•	1	3088	1 3/4"	WD.	EXIST.	2
102R					2	2668	1 3/4"	WD.	EXIST.	1, 2
103R					2	2668	1 3/4"	WD.	EXIST.	1, 2
104	•	•	•	•	3	2868	1 3/4"	FIBERGLASS	#	FIRE RATED DOOR
105					4	2868	1 3/4"	WD./GLASS	#	
106R					2	2868	1 3/4"	WD.	EXIST.	1, 2
107R					2	2668	1 3/4"	WD.	EXIST.	1, 2
108R					2	2668	1 3/4"	WD.	EXIST.	1, 2
109	•	•	•	•	2	2668	1 3/4"	WD.	#	
110					2	2668	1 3/4"	WD.	EXIST.	2
111	•		•	•	3	3068	1 3/4"	FIBERGLASS	#	
112	•		•	•	5	10080	-	FIBERGLASS	-	OVERHEAD DOOR
201	•	•	•	•	6	2468	1 3/4"	WD.	#	POCKET DOOR
202R					2	2068	1 3/4"	WD.	EXIST.	1, 2
203R					2	2868	1 3/4"	WD.	EXIST.	1, 2
204	•	•	•	•	7	2668	1 3/4"	WD.	#	BYPASS DOOR
205R					2	2668	1 3/4"	WD.	EXIST.	1, 2
206	•	•	•	•	7	2068	1 3/4"	MDF	#	BYPASS DOOR

NOTES: 1. REINSTALL SALVAGED DOOR & FRAME IN NEW LOCATION, RE: DEMO & FPN.
2. PREP & PAINT EXISTING AND REINSTALLED DOORS, CASINGS, AND HARDWARE

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REVISIONS
JOB NO. 1909
DATE JULY 26, 2020
TITLE SPECIFICATIONS
SHEET
G002



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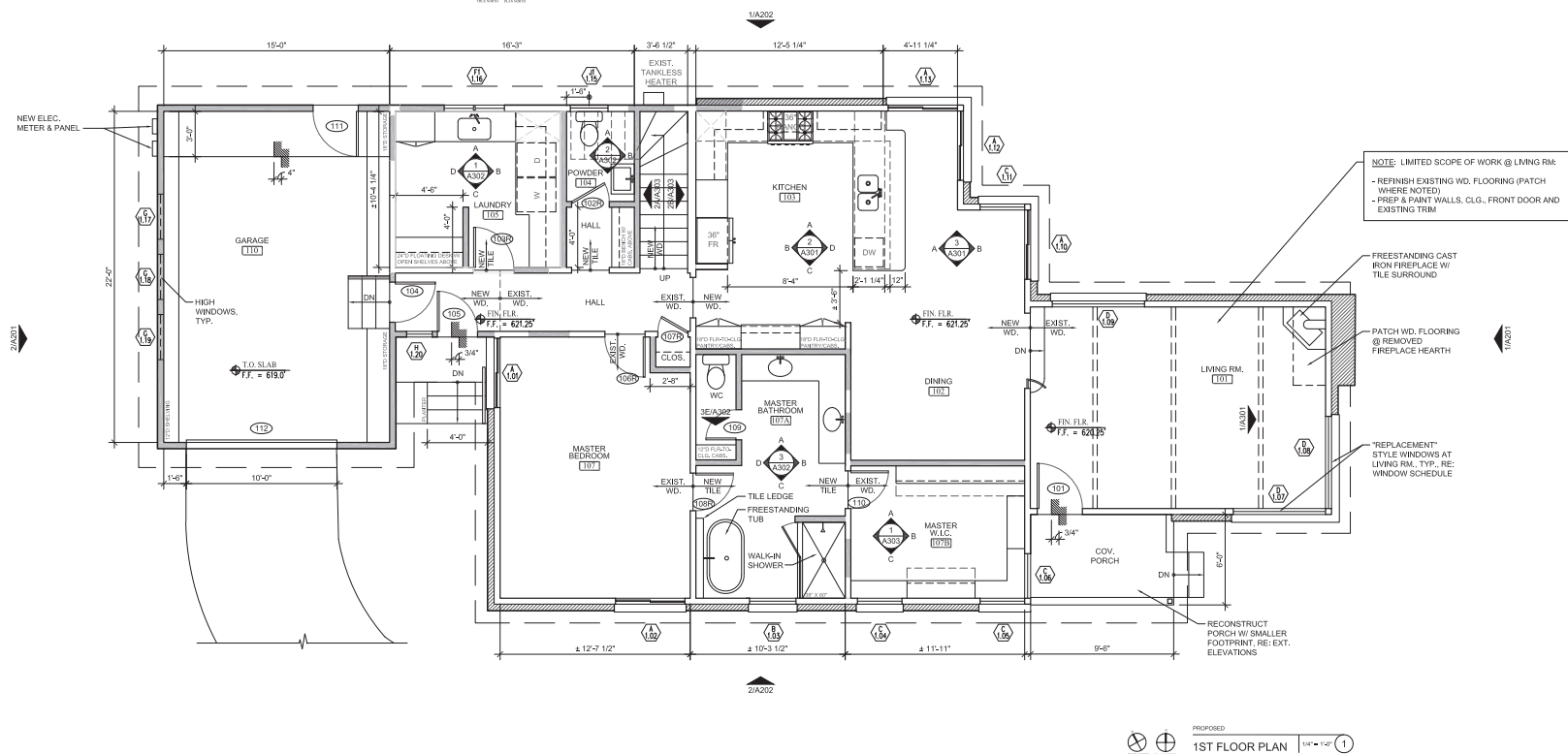
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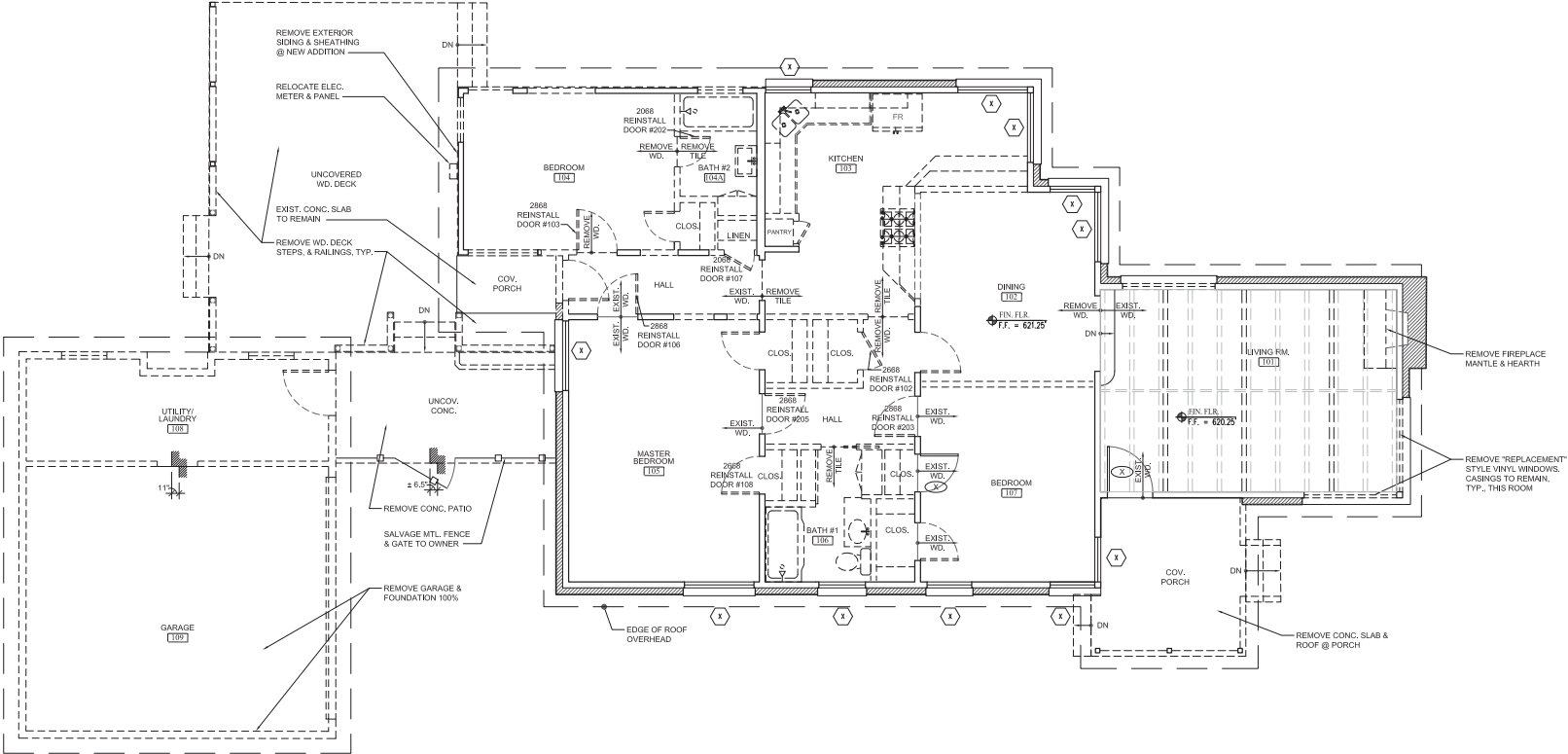
JOB NO. 1909
DATE JULY 26, 2020

TITLE
FLOOR PLANS

SHEET

A101





DEMO LEGEND	
	ELEMENT TO BE REMOVED
	WALL TO BE REMOVED
	EXISTING WALLS TO REMAIN
	DOOR, FRAME, & CASINGS TO BE REMOVED, UNLESS NOTED OTHERWISE
	EXIST. DOOR/WINDOW TO REMAIN

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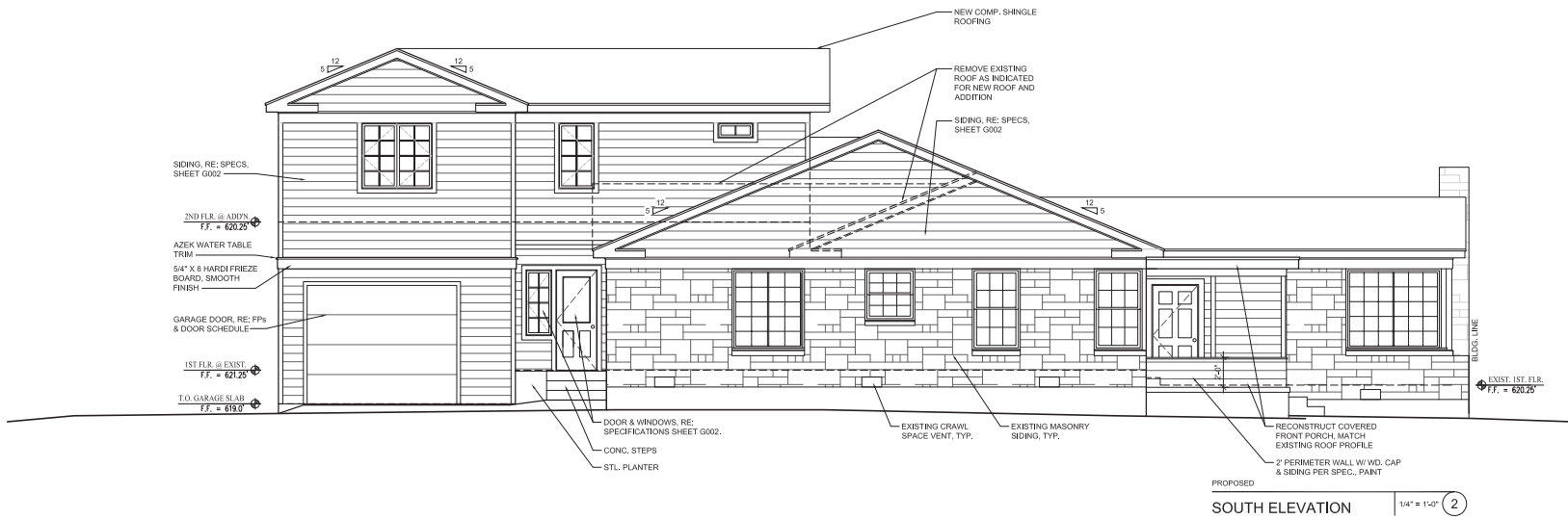
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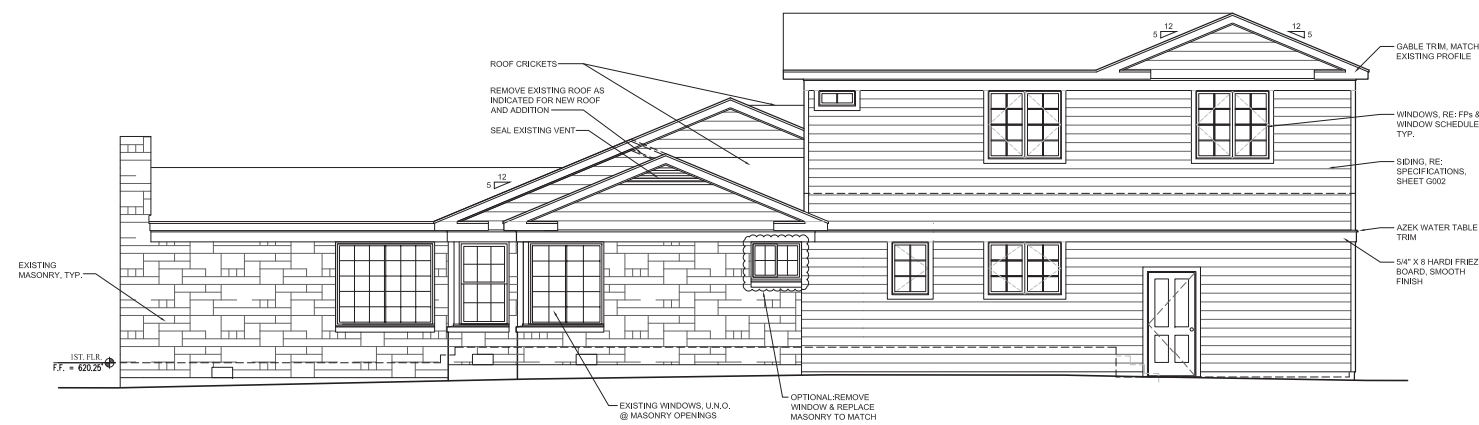


REVISIONS	
JOB NO.	1909
DATE	JULY 26, 2020
TITLE	DEMOLITION FLOOR PLAN
SHEET	D101





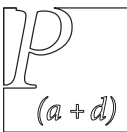
PROPOSED
SOUTH ELEVATION | 1/4" = 1'-0" (2)



PROPOSED
NORTH ELEVATION | 1/4" = 1'-0" (1)

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REVISIONS

JOB NO. 1909
DATE JULY 26, 2020

TITLE
PROPOSED
ELEVATIONS:
NORTH & SOUTH
SHEET

A202

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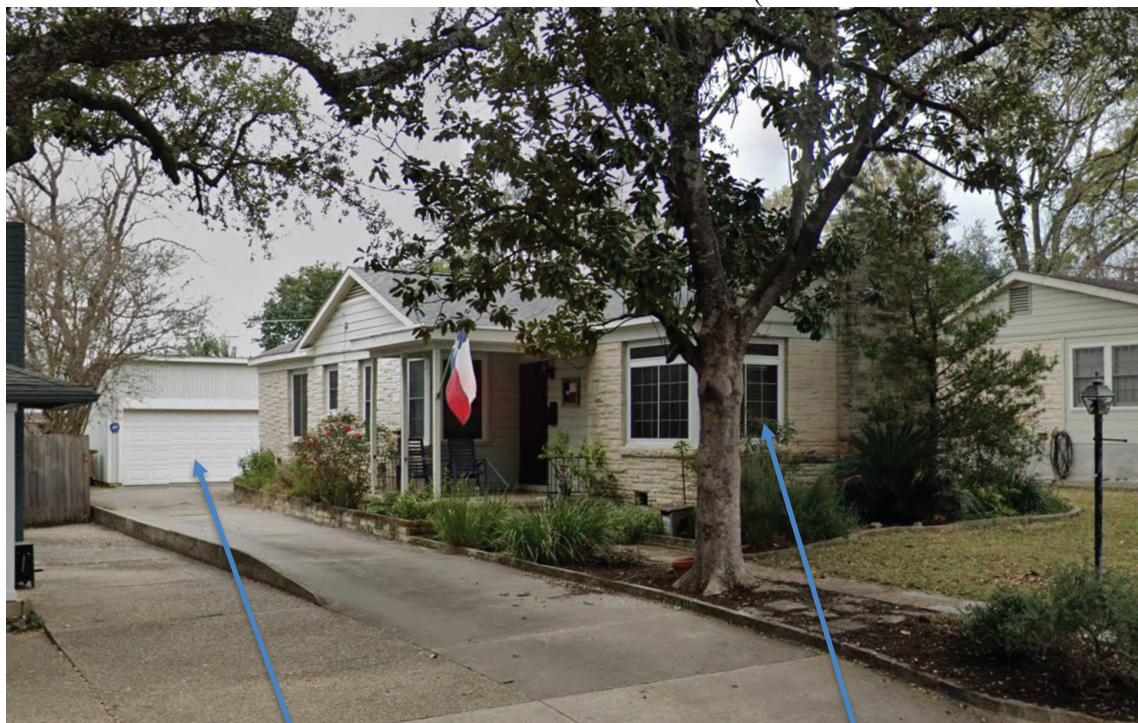
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Partial Demolition photos

FIGURE 1 – VIEW FROM FRONT, EAST ELEVATION



PORCH TO BE
RECONSTRUCTED
W/ SMALLER
FOOTPRINT

FIGURE 2 – VIEW FROM SOUTHEAST ELEVATION (SHOWING GARAGE AT REAR)



REMOVE DETACHED
GARAGE

VINYL WINDOWS TO BE REPLACED
IN EXISTING MASONRY OPENING

FIGURE 3 – VIEW FROM FRONT, WEST ELEVATION



PORCH TO BE RECONSTRUCTED
IN SIMILAR STYLE W/ SMALLER
FOOTPRINT

FIGURE 4 –SOUTH ELEVATION



ROOF TO BE
MODIFIED, RE:
ELEVATIONS

FIGURE 5 –WEST ELEVATION



FIGURE 6 – WEST ELEVATION



FIGURE 8 – NORTH ELEVATION



VINYL WINDOW TO BE REPLACED
IN EXISTING MASONRY OPENING

ROOFLINE TO BE MODIFIED, RE:
ELEVATIONS

FIGURE 7 – DETACHED GARAGE & DECK, TO BE REMOVED IN THEIR ENTIRETY

